063.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,264,500 / 1,264,500
					USE VALUE:	1,264,500 / 1,264,500
					ASSESSED:	1,264,500 / 1,264,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALLOTTA NANCY C & MICHAEL D
Owner 2:	PALLOTTA MARYANN FRANCES
Owner 3:	
Street 1:	10 JOHNSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY KATHLEEN B -
Owner 2:	MCENANEY DORIS B -
Street 1:	10 JOHNSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,399 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Aluminum Exterior and 3821 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6399.000	831,200	4,900	428,400	1,264,500
Total Card	0.147	831,200	4,900	428,400	1,264,500
Total Parcel	0.147	831,200	4,900	428,400	1,264,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.92 | /Parcel: 330.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40743

GIS Ref

GIS Ref

Insp Date 11/12/18

!5494!

PREVIOUS ASSESSMENT

Parcel ID 063.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	831,400	4900	6,399.	428,400	1,264,700	1,264,700	Year End Roll	12/18/2019
2019	104	FV	623,500	4900	6,399.	397,800	1,026,200	1,026,200	Year End Roll	1/3/2019
2018	104	FV	623,500	4900	6,399.	397,800	1,026,200	1,026,200	Year End Roll	12/20/2017
2017	104	FV	587,300	4900	6,399.	348,800	941,000	941,000	Year End Roll	1/3/2017
2016	104	FV	498,700	4900	6,399.	318,200	821,800	821,800	Year End	1/4/2016
2015	104	FV	448,200	4900	6,399.	281,500	734,600	734,600	Year End Roll	12/11/2014
2014	104	FV	448,200	4900	6,399.	266,200	719,300	719,300	Year End Roll	12/16/2013
2013	104	FV	464,900	4900	6,399.	253,400	723,200	723,200		12/13/2012

PRINT

Date	Time
12/10/20	20:22:50

LAST REV

Date	Time
02/12/19	13:29:37

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5494

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY KATHLEEN	67531-378		6/29/2016		1,150,000	No	No		Anthony D Pallotta dod 5/12/2017
TOPPI LORRAINE	31656-426		7/28/2000		450,000	No	No		
TOPPI LORRAINE	26152-244		3/21/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2010	190	Re-Roof	6,000					1/2 OF HOUSE & POR
11/15/2005	1057	Redo Kit	15,000	C		G7	GR FY07	
11/15/2005	1056	Redo Kit	30,000	C		G7	GR FY07	REDO BTH, FIN BMT

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
10/25/2000	MLS	HC	Helen Chinal
12/2/1999	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6399		Sq. Ft.	Site		0	70.	0.96	12									428,378						428,400	

Total AC/HA: 0.14690 | Total SF/SM: 6399 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 428,378 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04712558
Const Adj.:	0.98000199
Adj $ / SQ:	174.451
Other Features:	177539
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	871260
Depreciation:	40078
Depreciated Total:	831182

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

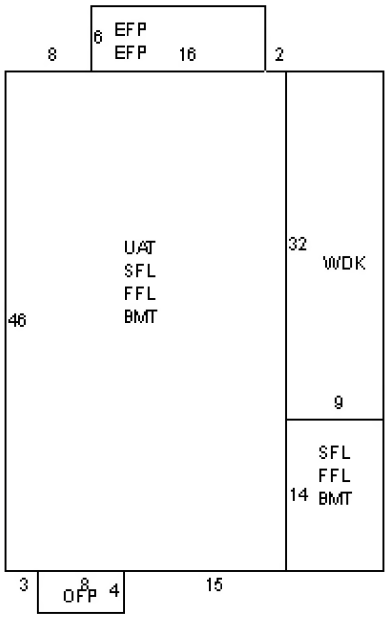
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.90
Special Features:	0	Val/Su Net:	174.00
Final Total:	831200	Val/Su SzAd	314.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,322	86.460	114,298
FFL	First Floor	1,322	174.450	230,625
SFL	Second Floor	1,322	174.450	230,625
UAT	Upper Attic	299	90.710	27,124
WDK	Deck	288	9.280	2,673
EFP	Enclos Porch	192	40.580	7,791
OFP	Open Porch	32	43.120	1,380
	Net Sketched Area:	4,777	Total:	614,516
Size Ad	2644	Gross Are	5674	FinArea 3821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900